



AIA[®]

Document G701[™] – 2001

Change Order

RECEIVED

By Oscar Garza at 1:35 pm, Jul 10, 2013

PROJECT: *(Name and address)*

Pct 1 Constable Building
Weslaco, Texas

CHANGE ORDER NUMBER: 003

DATE: July 01, 2013

ARCHITECT'S PROJECT NUMBER:

OWNER

ARCHITECT

CONTRACTOR

TO CONTRACTOR: *(Name and address)*

Holchemont, LTD
900 N Main Street
McAllen, Texas 78501

CONTRACT DATE: July 24, 2012

CONTRACT FOR: General Construction

FIELD

OTHER

The Contract is changed as follows:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

SEE ATTACHED SUMMARY OF CHANGE ORDER NO. 003

The original	(Contract Sum)	was	\$	<u>724,000.00</u>
The net change by previously authorized Change Orders			\$	<u>47,697.86</u>
The	(Contract Sum)	prior to this Change Order was	\$	<u>771,697.86</u>
The	(Contract Sum)	will be (increased) (by this Change Order in the amount of	\$	<u>28,430.33</u>
The new	(Contract Sum)	, including this Change Order, will be	\$	<u>800,128.19</u>

The Contract Time will be (increased) by TWENTY SEVEN (27) days.

The date of Substantial Completion as of the date of this Change Order, therefore, is extended.

(NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Alcocer Garcia Associates, Inc.

ARCHITECT *(Firm name)*

1333 E. Jasmine
McAllen, Texas 78501

ADDRESS

George A. Garcia
(Typed name)

7-5-13
DATE

Holchemont, LTD

CONTRACTOR *(Firm name)*

900 N. Main Street
McAllen, Texas 78501

ADDRESS

Michael Montalvo
(Typed name)

07 JUL 13
DATE

County of Hidalgo, Texas

OWNER *(Firm name)*

2802 S. Business Hwy 281
Edinburg, Texas 78539

ADDRESS

Ramon Garcia, County Judge
(Typed name)

DATE

SUMMARY OF CHANGE ORDER NO.3

PROJECT : Hidalgo County Precinct 1 Constable's Office Building, Weslaco, Texas
CONTRACTOR: Holchemont, LTD

Provide labor, material and equipment for the following work items :

1. Extend fire Line and FDC.....	\$ 23,331.00
2. Install additional ceramic tile at Restrooms 102, 103, 113,116, & 134	686.35
3. Install bracing and front entry porch.....	<u>10,226.87</u>
Total cost.....	\$ 34,244.22
Less total of Allowances amounts applied by his Change Order.....	<u>5,813.89</u>
Increase in Construction Contract by this Change Order.....	\$ 28,430.33

Attachments:

- Item 1. Contractor's Cost Proposal / quantities..... 2 pages
- Item 2. Contractor's Cost Proposal & drawing..... 2 pages
- Item 3. Contractor's Cost Proposal, engineer's drawings and architect's letter...8 pages

Balances of Allowances in Construction Contract:

Betterment Allowance.....	\$ 3,013.89	***** This amount is hereby corrected. It was erroneously shown on Change Order 2 as \$ 3,313.89 for the balance of the Betterment Allowance after Change Order No. 2.
Water Line Extension Allowance.....	<u>2,800.00</u>	
Total.....	\$ 5,813.89	

This Change Order applies the following Allowance amounts to the cost of above changes as follows:

Reduce Betterment Allowance by.....	\$ 3,013.89
Reduce Water Line Extension Allowance by..	<u>2,800.00</u>
Total Reduction in Allowances....	\$ 5,813.89

Allowances Balances after this Change Order:

Betterment Allowance.....	\$ 0.00
Water Line Extension Allowance.....	\$ 0.00

Holchemont, Ltd.

900 N. Main St.
McAllen, TX 78501
Ph : (956) 686-2901

Change Request

To: George Garcia
Alcocer Garcia Associates
1333 East Jasmine Avenue
McAllen, TX 78501
Ph: (956)618-2007 Fax: (956)618-2008

Number: 7
Date: 1/25/13
Job: 1207-PCT-19 Hid Co Pct 1 Constable Office
Phone:

Description: RFP 007 Extend Fire Line and FDC

We are pleased to offer the following specifications and pricing to make the following changes:

- 1. Backflow Preventer Material
\$5,250.00
- 2. Underground Fire Line Pipe
\$2,250.00
- 3. Knox: Caps for FDC & Box
\$750.00
- 4. Tapping Sleeve, Valve, and Box
\$1,500.00
- 5. Back Hoe, Fuel, etc.
\$1,600.00
- 6. Hydrostatic Test
\$1,750.00
- 7. Backflow Certification
\$500.00
- 8. Engineering
\$1,000.00
- 9. Fire Marshal Review and Fees
\$300.00
- 10. ISO Review and Fees
\$400.00
- 11. Labor
\$4,900
- 11. P & PB
\$505.00

Holchemont, Ltd.

900 N. Main St.
McAllen, TX 78501
Ph : (956) 686-2901

12. GC OH & P

\$2,020.00

13. General Conditions

\$606.00

The total amount to provide this work is \$23,331.00

Please note that Holchemont, Ltd. will require an extra 14 days.

If you have any questions, please contact me at (956)686-2901.

Submitted by: Michael C. Montalvo
Holchemont Ltd.

Approved by: _____
Date: _____

Cc:

Holchemont, Ltd.

900 N. Main St.
McAllen, TX 78501
Ph : (956) 686-2901

Change Request

To: George Garcia
Alcocer Garcia Associates
1333 East Jasmine Avenue
McAllen, TX 78501
Ph: (956)618-2007 Fax: (956)618-2008

Number: 13
Date: 6/11/13
Job: 1207-PCT-19 Hid Co Pct 1 Constable Office
Phone:

Description: Additional RR Tile

We are pleased to offer the following specifications and pricing to make the following changes:

Additional 73 sf 4x4 wall tile @ RR 102, 103, 113, 116 & 134
Interceramic IC Brites Almond wall field tile
Interceramic IC Brites Taupe accent wall tile & base

The total amount to provide this work is \$686.35

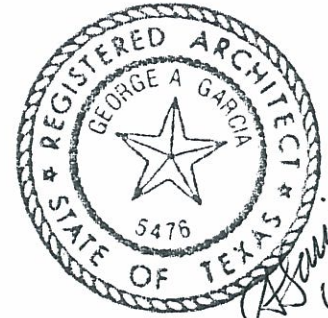
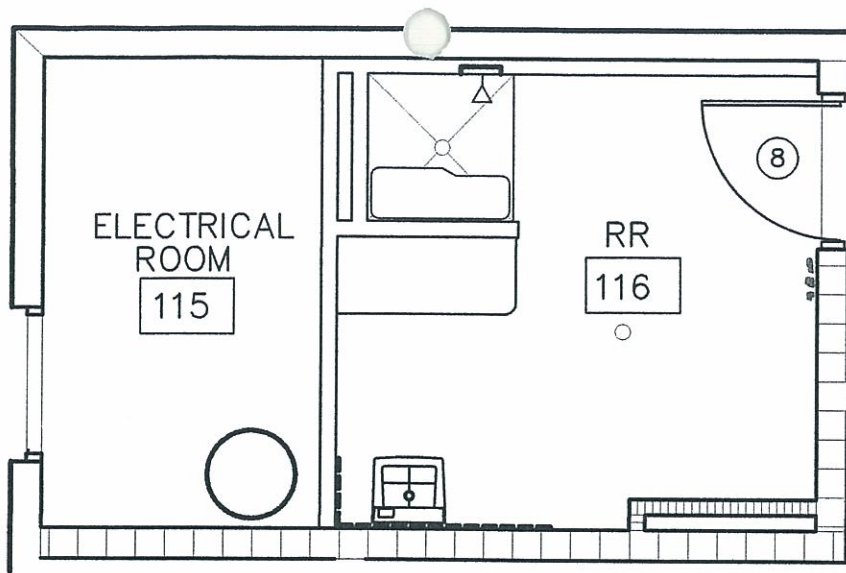
Please note that Holchemont, Ltd. will require an extra 3 days.

If you have any questions, please contact me at (956)686-2901.

Submitted by: Michael C. Montalvo
Holchemont Ltd.

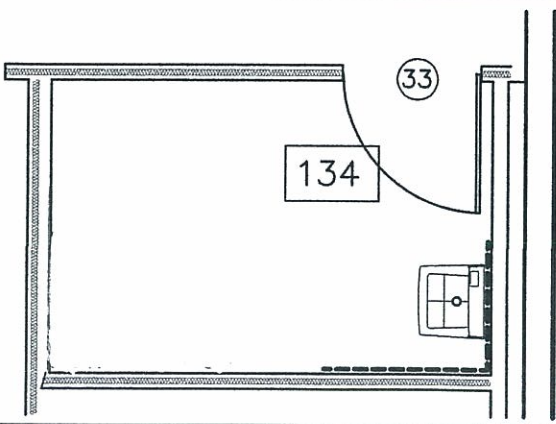
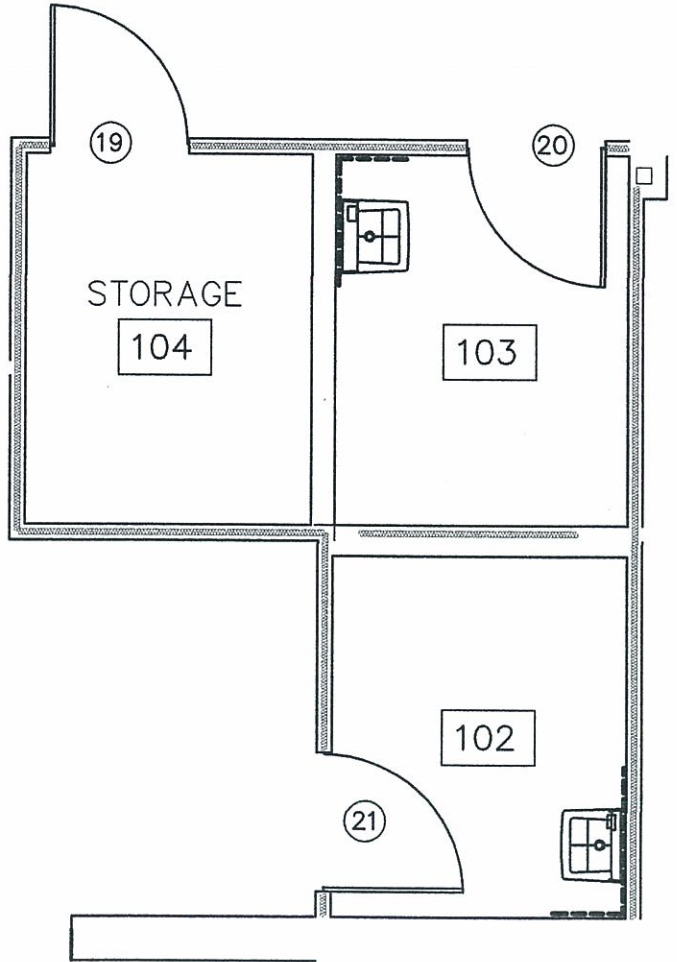
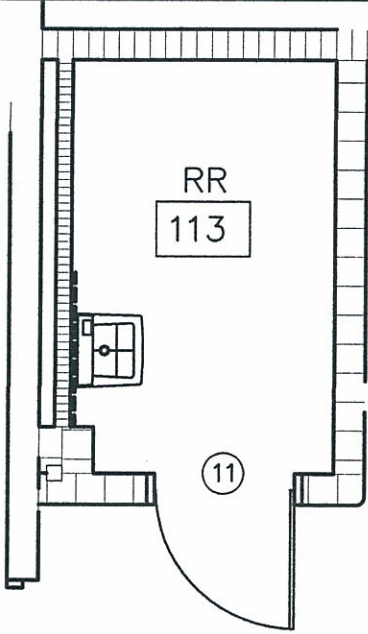
Approved by: _____
Date: _____

Cc:



LIC. EXPIRATION DATE: 8-31-13'

----- INDICATES ADDITIONAL
TILE TO HEIGHT OF
EXISTING.



CONSTABLES OFFICE BUILDING
HIDALGO COUNTY PCT 1

EXTRA CERAMIC WALL TILE LOCATIONS
PART OF CHANGE ORDER NO. 3

Alc6cer Garc1a Associates, inc.
1333 E. Jasmine Ave.
McAllen, Texas 78501
Office: 956.618.2007
Fax: 956.618.2008

JUNE 6, 2013



Holchemont, Ltd.

900 N. Main St.
McAllen, TX 78501
Ph : (956) 686-2901

Change Request

To: George Garcia
Alcocer Garcia Associates
1333 East Jasmine Avenue
McAllen, TX 78501
Ph: (956)618-2007 Fax: (956)618-2008

Number: 12
Date: 5/14/13
Job: 1207-PCT-19 Hid Co Pct 1 Constable Office
Phone:

Description: Structural Changes to front Porch

We are pleased to offer the following specifications and pricing to make the following changes:

Changes based on drawing provided by Hinijosa Engineering.

Demolition/Rubbish Removal
Materials
Labor

General Conditions
Payment & Performance Bonds

GC Fee

The total amount to provide this work is \$10,226.87

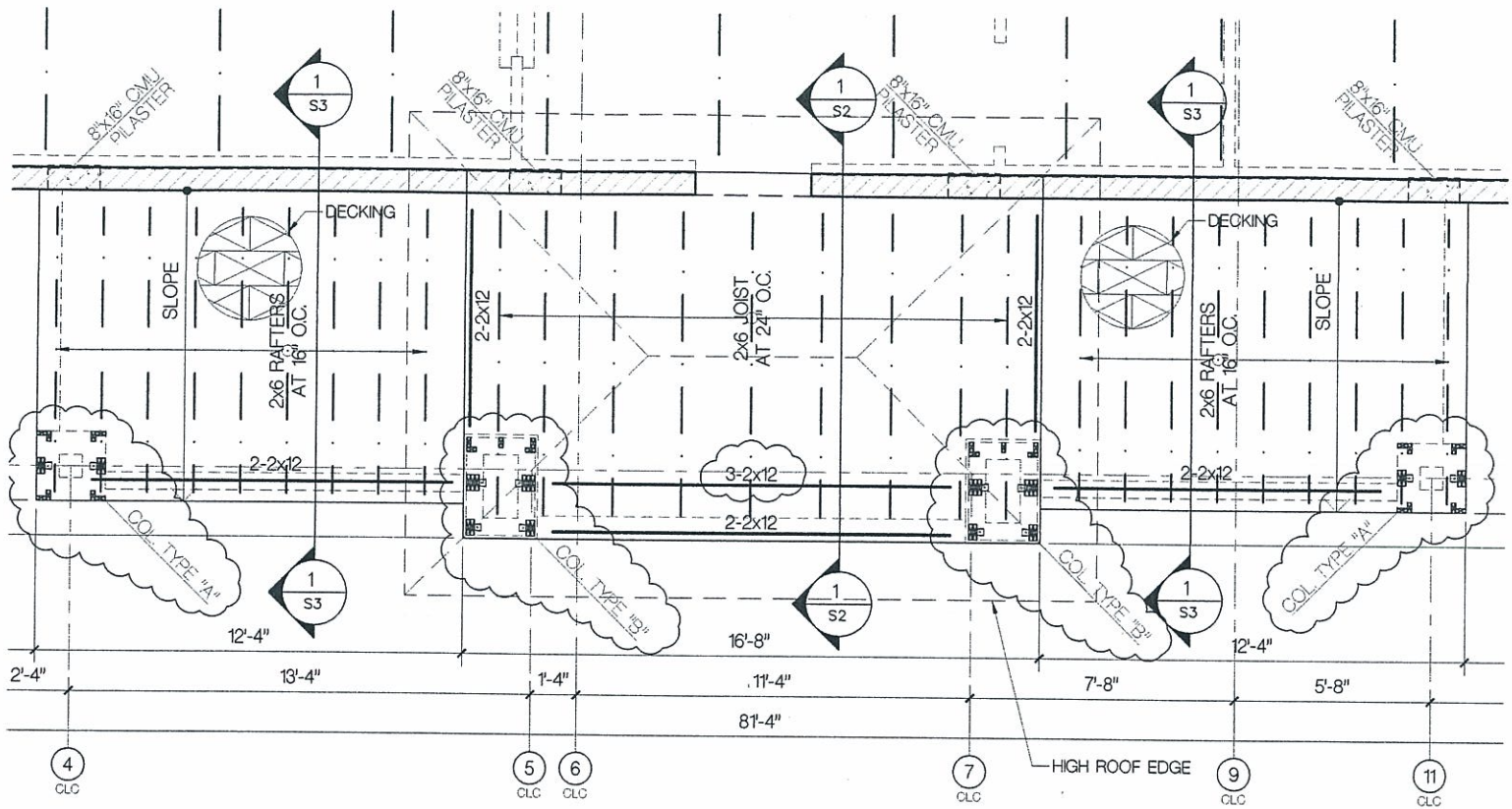
Please note that Holchemont, Ltd. will require an extra +10.

If you have any questions, please contact me at (956)686-2901.

Submitted by: Michael C. Montalvo
Holchemont Ltd.

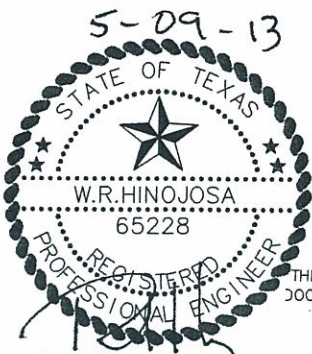
Approved by: _____
Date: _____

Cc:



1 **FRAMING PLAN**

SCALE : 3/16"=1'-0"

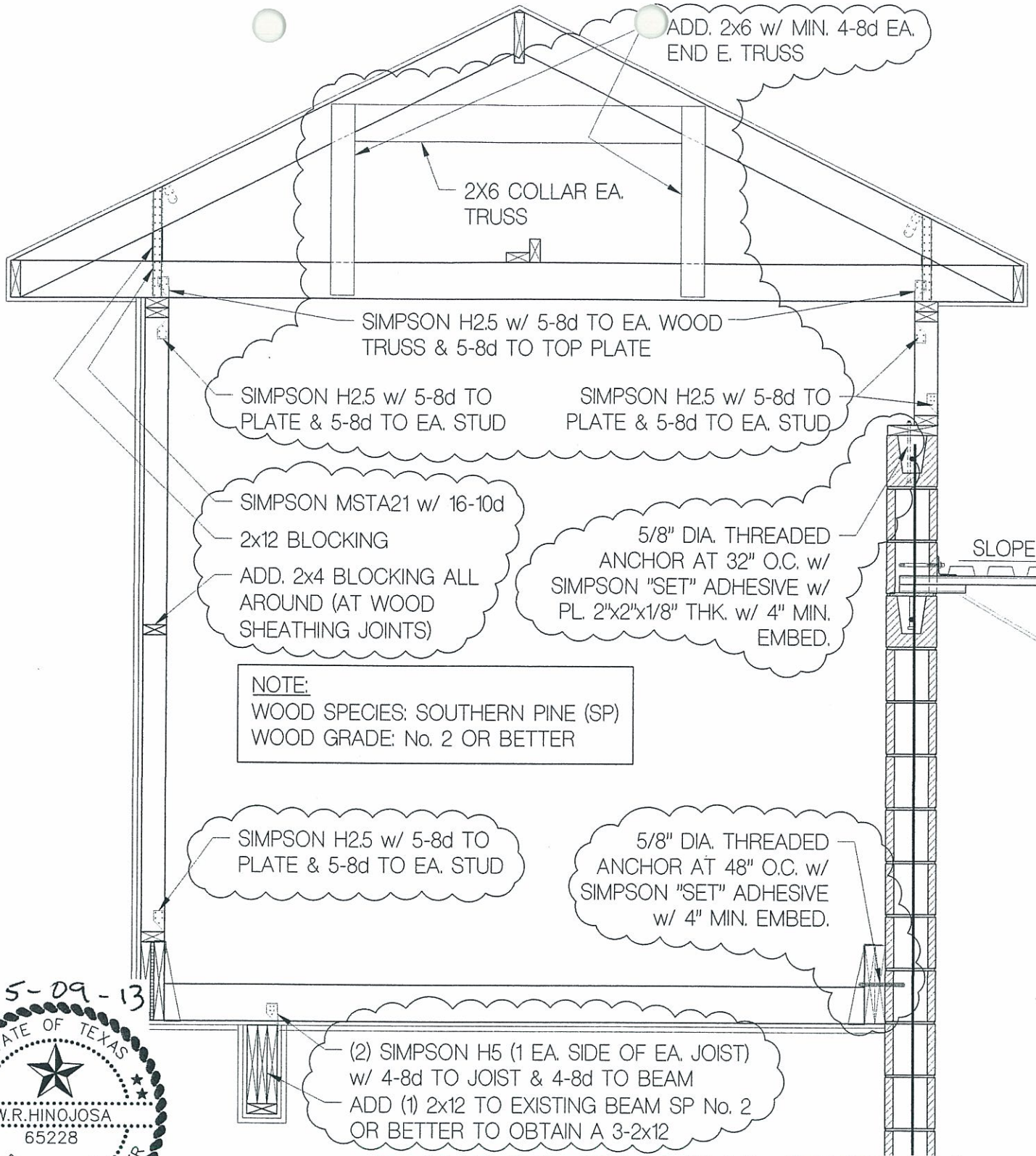


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.R. HINOJOSA P.E. 65228 DATED 05-09-13



HINOJOSA ENGINEERING, INC.
 STRUCTURAL ENGINEERING
 CIVIL ENGINEERING • LAND SURVEYING
 108 W. 18TH ST. MISSION, TEXAS
 (956) 581-0143 FAX: (956) 581-2074
 E-MAIL: HinojosaEngInc@aol.com
 REGISTRATION NUMBER: F-908 EXPIRATION DATE: 09/30/2013

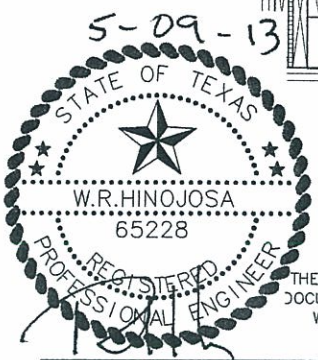
Project No. : 11-187
 Project : IMPROVEMENTS TO FACILITIES
 Drawing: - FRAMING PLAN S1
 Date : MAY 9, 2013



NOTE:
WOOD SPECIES: SOUTHERN PINE (SP)
WOOD GRADE: No. 2 OR BETTER

(2) SIMPSON H5 (1 EA. SIDE OF EA. JOIST) w/ 4-8d TO JOIST & 4-8d TO BEAM

ADD (1) 2x12 TO EXISTING BEAM SP No. 2 OR BETTER TO OBTAIN A 3-2x12



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1 WOOD FRAMING SECTION

SCALE : N.T.S.

HINOJOSA ENGINEERING, INC.

STRUCTURAL ENGINEERING
CIVIL ENGINEERING • LAND SURVEYING

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E-MAIL: HinojosaEngInc@aol.com

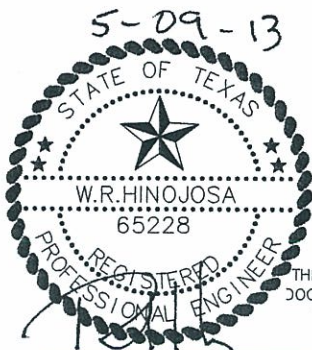
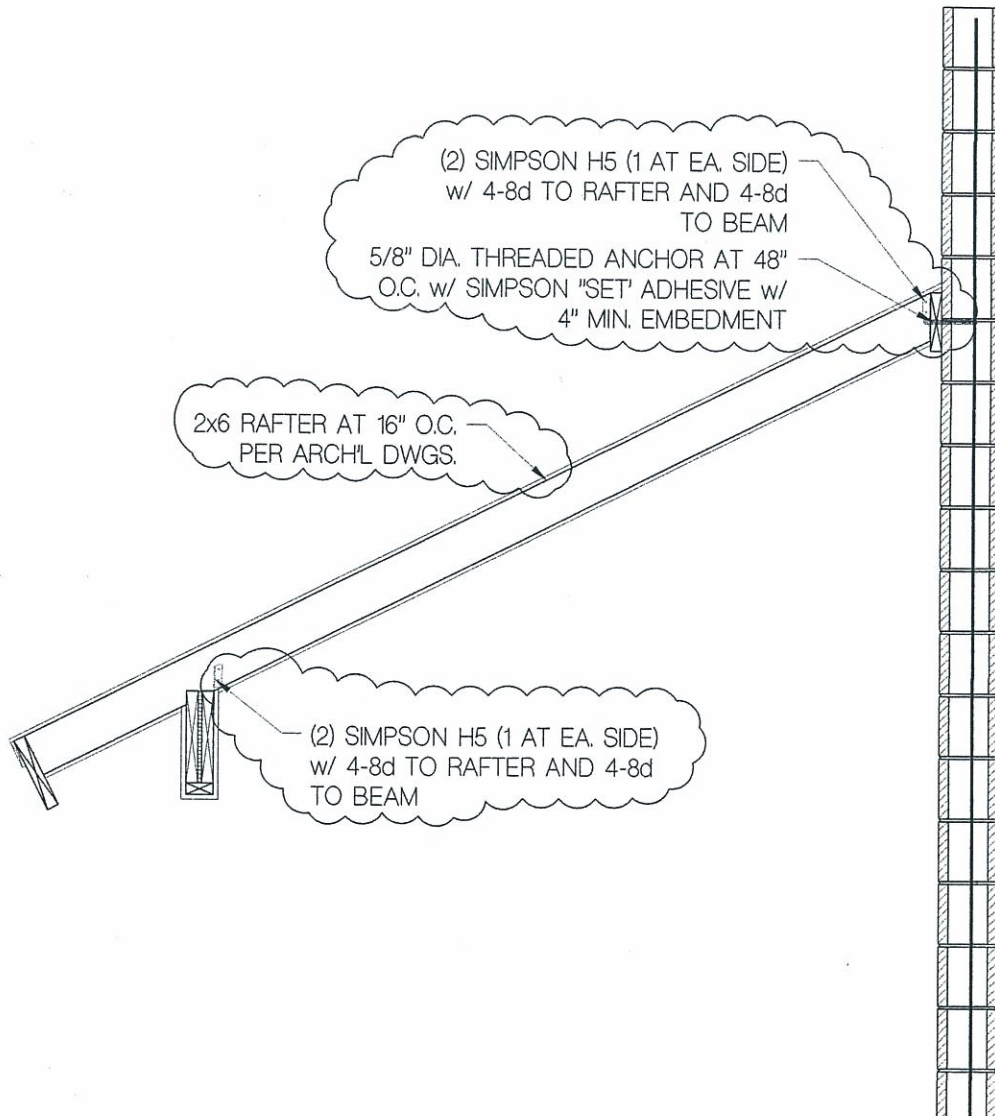
REGISTRATION NUMBER: F-908 EXPIRATION DATE: 09/30/2013

Project No. : 11-187

Project : IMPROVEMENTS TO FACILITIES

Drawing: - FRAMING DETAILS S2

Date : MAY 9, 2013



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.R. HINOJOSA P.E. 65228 DATED 05-09-13

1

WOOD FRAMING SECTION

SCALE : 1/2"=1'-0"

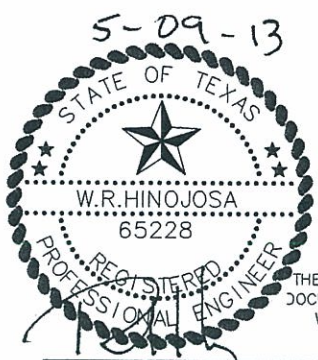
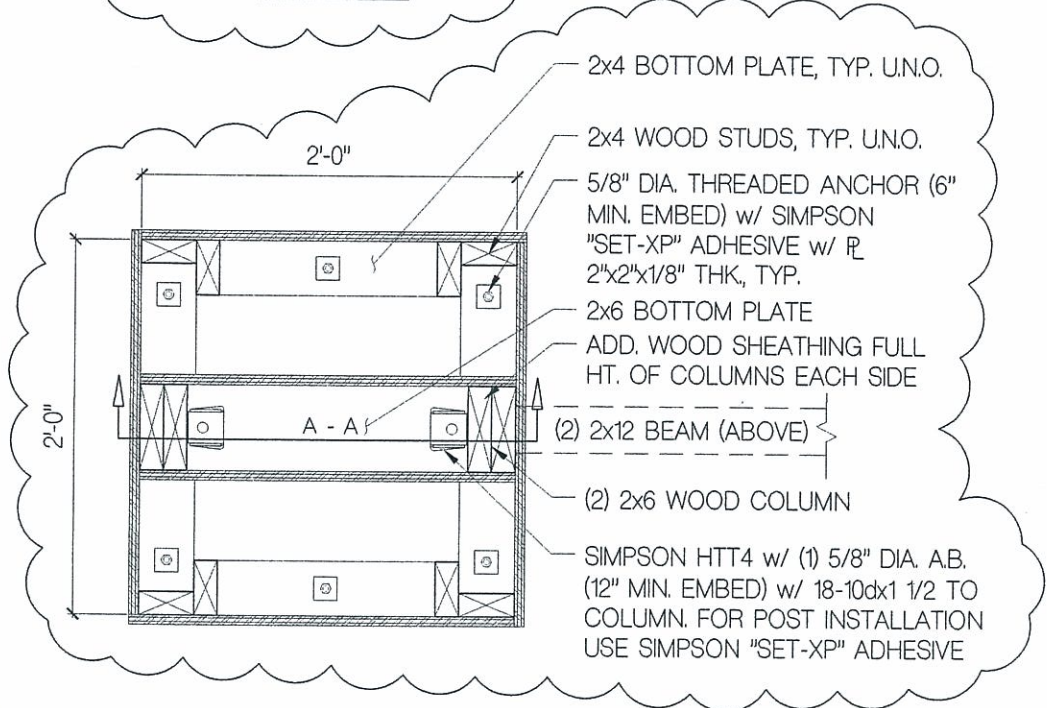
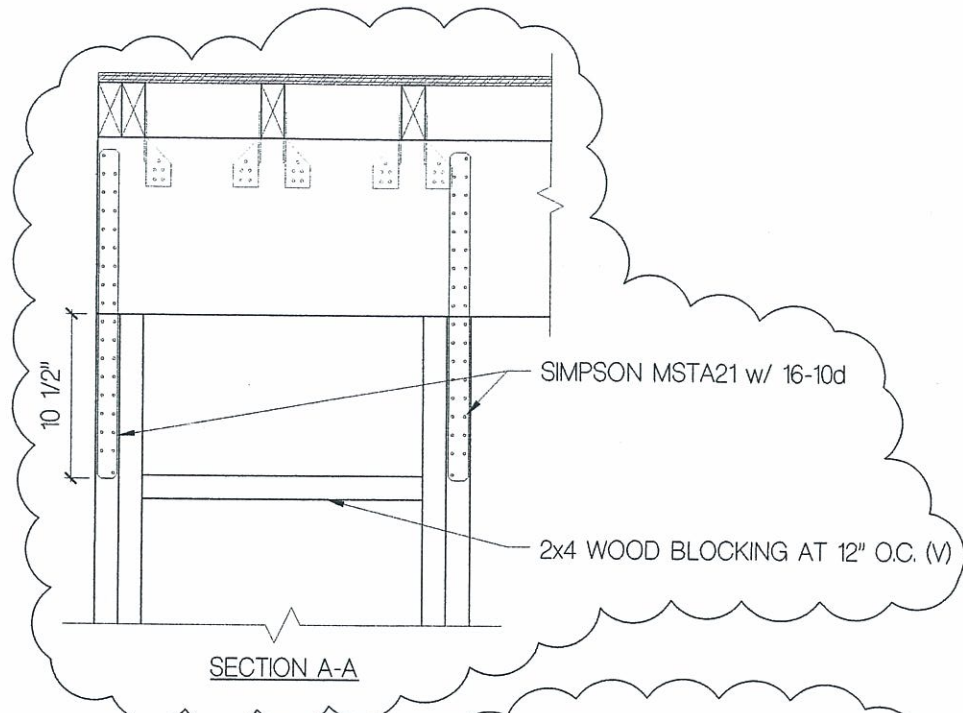


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 E-MAIL: HinojosaEngInc@aol.com

REGISTRATION NUMBER: F-908

EXPIRATION DATE: 09/30/2013

Project No. : 11-187
 Project : IMPROVEMENTS TO FACILITIES
 Drawing: - FRAMING DETAILS S3
 Date : MAY 9, 2013



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1

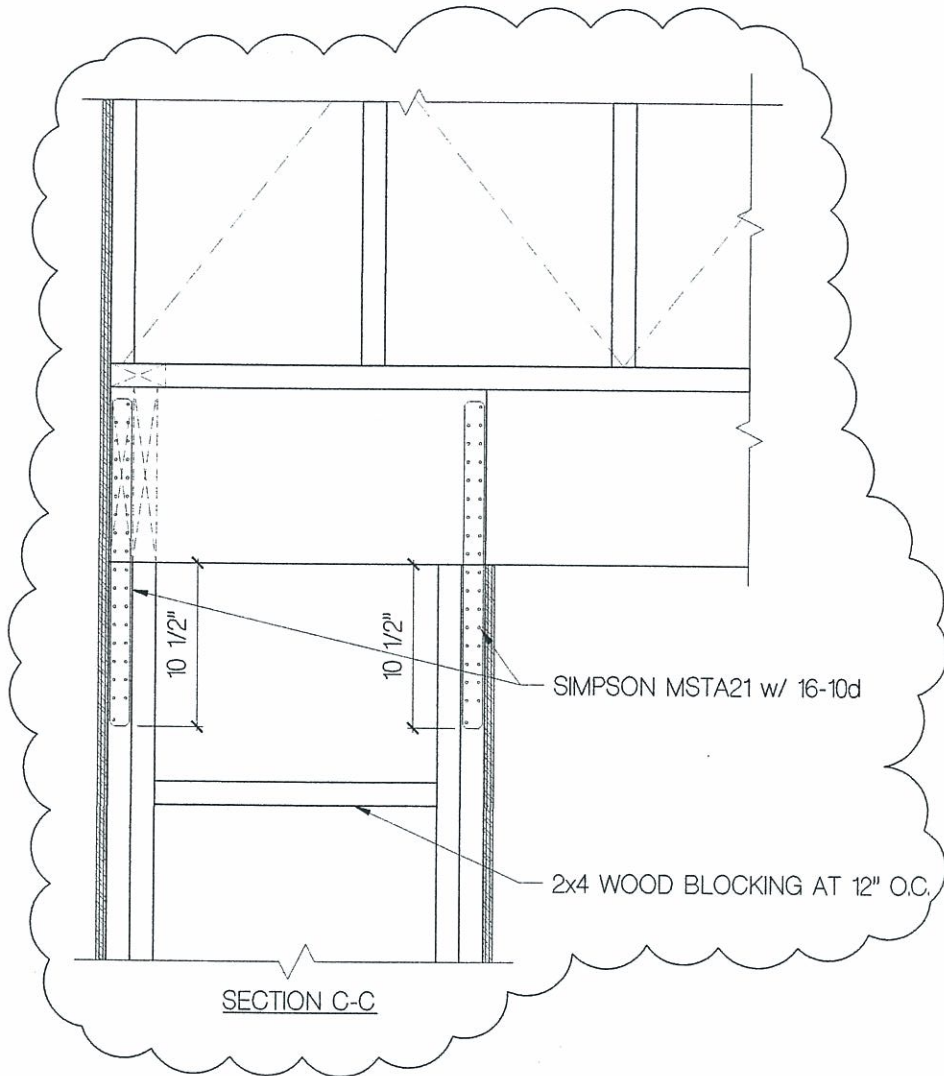
COLUMN TYPE "A"

SCALE : 1"=1'-0"



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 E-MAIL: HinojosaEngInc@aol.com
 REGISTRATION NUMBER: F-908 EXPIRATION DATE: 09/30/2013

Project No. : 11-187
 Project : IMPROVEMENTS TO FACILITIES
 Drawing: - FRAMING DETAILS S4
 Date : MAY 9, 2013



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HINOJOSA ENGINEERING, INC.
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 108 W. 18TH ST. MISSION, TEXAS
 (956) 581-0143 FAX: (956) 581-2074
 E-MAIL: HinojosaEngInc@aol.com

REGISTRATION NUMBER: F-908

EXPIRATION DATE: 09/30/2013

Project No. : 11-187
 Project : IMPROVEMENTS TO FACILITIES
 Drawing: - FRAMING DETAILS S6
 Date : MAY 9, 2013

Alcocer Garcia Associates, Inc.

1333 E. Jasmine Ave McAllen, Texas 78501 Off. 956-618-2007 Fax. 956-618-2008

July 1, 2013

Oscar Garza
Hidalgo County Purchasing Department
2802 S. Business Hwy. 281
Edinburg, TX 78539

RE: Hidalgo County Precinct 1 Constable's Building, Additional Work

Dear Mr. Garza,

This is to address questions about the additional work for the front entry porch. During an inspection, the City of Weslaco inspector requested that we provide him with further information as to the sufficiency of bracing for the porch framing. We contacted our structural engineer to study the original plans. The engineer reported that additional bracing should be added and provided the necessary drawings (attached). The City has approved the engineer's drawings.

We regret the omissions on the original drawings and also ask that the following information be considered. This is taken verbatim from AIA Best Practices, February 2012:

"Product vs. Services - Many owners have the misconception that creating a new building is the same as buying a manufactured product like an automobile, and that their buildings design should come with a warranty as do windows, roofing, etc. However, a design is not a commodity like cars or bricks and mortar. Design is performed by architects as an intangible professional service, just like any other professional service, and is subject to the same human limitations as the practice of medicine, law, aviation or accounting. Moreover, design documents are not products either- construction document drawing sand specifications are simply instruments of the architect's services, which is defined in law as intangible intellectual property.

Omissions - The big difference between an error and an omission is that he owner receives added benefit when something previously omitted is added into their project. By definition, the owner did not originally pay for anything not in the Construction Documents (on which the construction cost is based) but is later recognized as necessary and thus must be added to the contract. The legal term is 'betterment', meaning the owner of the property receives something of benefit in return for additional cost-not something for nothing. Legal principles do not allow one party to unjustly benefit at the expense of another. Although the law does not require design to be 100% perfect or documents to be wholly 'complete', design services do contractually have to be sufficient, meaning the architect should make corrections to drawings or provide details for a necessary but omitted item without additional compensation."

July 1, 2013
Oscar Garza
Hidalgo County Purchasing Department
Hidalgo County Precinct 1 Constable's Building, Additional Work

After the work is complete, we will inspect the job and certify that the work is in accordance with the engineer's drawings. Further, we acknowledge that any additional engineering fees or related services will not be charged to the County and that our A/E fee is not to include this work item as a chargeable part of the Construction Contract Amount that we base our fee on. Please be assured that the omissions were inadvertent and unintentional. Should you need any other information, please call me.

Sincerely,



George A. Garcia, Project Architect